


# 6 Everard Rise, EH54 6JB

Livingston -

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Situated within a popular residential area of Livingston, 6 Everard Rise is a two-bedroom home offering well-proportioned accommodation across two levels, with a good mix of comfortable living space, useful storage and a fully enclosed rear garden.

The location is another real highlight. Everyday amenities are close by, with local schooling, Livingston town centre and its wide range of shops, restaurants and leisure facilities all within easy reach. There are excellent transport links too, including nearby Livingston South Station and convenient access to the motorway network, making this a particularly practical base for commuting. Livingston also offers plenty of leisure opportunities, from walking and climbing to the popular Designer Outlet.

The front door opens into a welcoming hallway with useful storage and attractive wooden flooring, which extends into the kitchen. A carpeted staircase leads to the first floor.

The kitchen is a smart and practical space, fitted with gloss units and marble-effect worktops. A breakfast bar provides a handy spot for informal dining, while the laminate flooring adds a practical finish.

The lounge is a comfortable reception room with carpeted flooring and a recessed alcove designed to accommodate a wall-mounted television. A large store cupboard provides additional storage.

Upstairs, the family bathroom has been modernised and is finished with wet-wall. It comprises a WC, wash-hand basin with built-in vanity unit, bath with electric shower over and glass shower screen, together with a heated chrome towel rail.

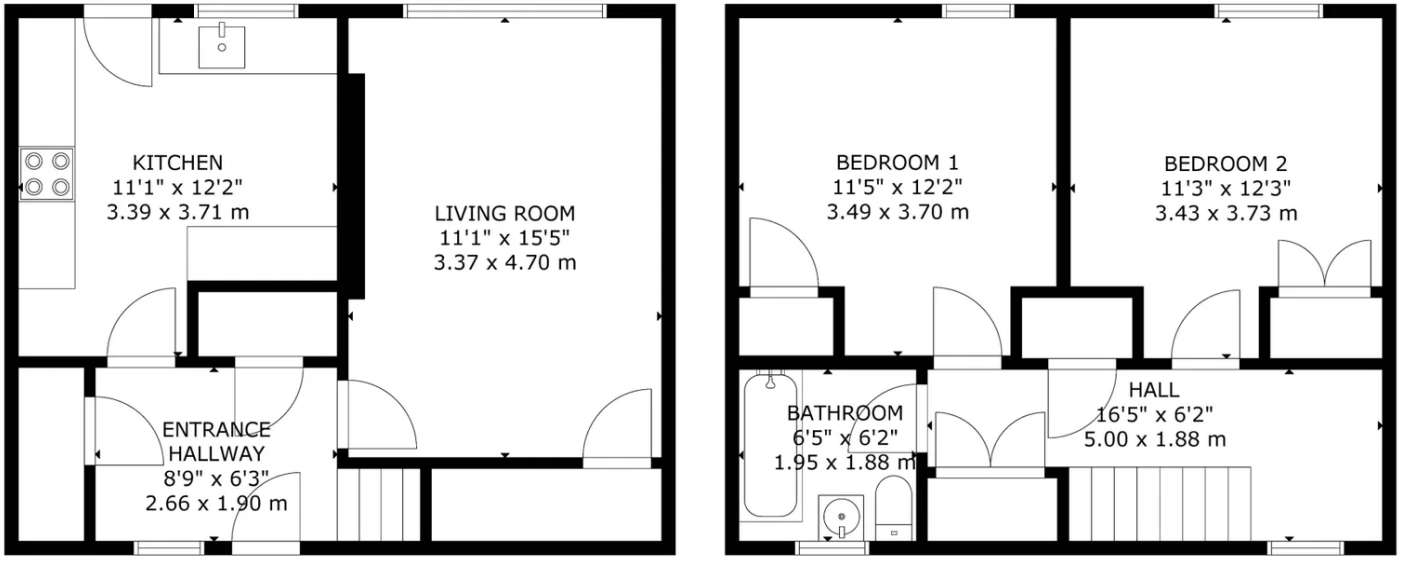
There are two good-sized double bedrooms, both with built-in storage and carpeted flooring. Both rooms offer comfortable and versatile accommodation, with the built-in storage helping to keep everyday belongings neatly tucked away.

Gas central heating and double glazing complete the practical features of the home.

Outside, the fully enclosed rear garden is a lovely addition, providing a private space to enjoy during the warmer months and a secure area for children and pets. It is a good-sized garden that complements the home nicely.

Overall, 6 Everard Rise offers a well-located two-bedroom home with comfortable accommodation, a good-sized garden and a number of attractive features already in place, all within easy reach of Livingston's excellent range of amenities and transport links.

Disclaimer: Please note that images have been digitally edited to remove personal belongings and tidy the presentation of the rooms. The images are intended to provide an overall representation of the property and its accommodation.




GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 82 m²/872 sq ft
GROUND FLOOR: 41 m²/436 sq ft, FIRST FLOOR: 41 m²/436 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

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